

VEDA

by

AUM DEVELOPMENT

WELLNESS IN EVERY SENSE

Designed for physical, mental & spatial clarity

Wellness at Veda is part of the building’s structure. Air movement, light, and silence shape the resident experience. Amenities support rest and activity without conflict. Finishes support comfort and low maintenance.



PROJECT DETAILS

Project Name	Veda by AUM Development
Project Type	Residential Apartments
Unit Types	1 & 2 Bedrooms
Location	Jumeirah Village Circle (JVC)
Total Units	69
No. of Floors	4
Levels	G+4
Parking	1 Space per Unit
Payment Plan	40/60
Handover	Q3 2027
Project Status	Construction commenced - 5 th July 2025

UNIT AREA

One-Bedroom	679 – 915 Sq. Ft.
Two-Bedroom	1119 – 2294 Sq. Ft.

WHY JVC

JVC is a top-performing freehold zone in Dubai. It has high transaction volume and consistent occupancy. The community includes green parks, retail, and schools. Circle Mall serves as a central retail hub. Most plots are built and active. The area remains one of the most liquid in the mid-rise segment.



LOCATION DETAILS

 30+ parks and green areas	 80+ outlets at Circle Mall	 100% ownership for all nationalities	 A balanced, family-friendly community
 One of Dubai’s top-performing investment zones	 Direct access to Al Khail Road and Hessa Street	 High rental and resale demand	 Low-rise zoning preserves light and airflow

AMENITIES

Fitness & Recreation

- Swimming Pool
- Kids Swimming Pool
- Covered Sky Trail
- Indoor Gym with Pool View
- Outdoor Gym

Smart Living & Safety

- Smart Homes
- Digital Door Access
- WiFi-enabled
- EV Station
- 24/7 Security

Community & Leisure

- Outdoor Party Deck
- Sky Cinema
- Kids’ Play Area
- Common Areas

Wellness

- Zen garden rooftop
- Yoga studio
- Vastu compliant
- Apartments with private garden decks
- No tall buildings blocking sunlight or views
- Zen lounge
- Sauna and ice bath
- Rooftop jogging track
- All units face park, villa, or low-rise zones
- No construction noise nearby



KEY HIGHLIGHTS

Designed for space, style and everyday living

Spacious layouts with floor-to-ceiling windows, built-in storage, and durable matte finishes

Steps away from the park

Perfect for walks, play, and outdoor activities

One minute from Circle Mall

Shopping, dining, and entertainment within walking distance

Direct access to Hessa Street & Al Khail Road

Quick connectivity to key city destinations

No construction noise

All surrounding projects are already completed

No high-rise developments planned

Zero future construction expected around VEDA

Nestled between villas & townhouses

Quiet residential setting with established surroundings

THE DEVELOPER



AUM Development is a Dubai-based firm with 21 years of experience in real estate. Led by Deepak Batra, a recognized industry expert and DLD promotional trustee, AUM delivers high-quality, high-speed projects with clear market value. Backed by an integrated ecosystem of group companies, AUM stands out for precision, execution, and a unique vision for each development.

21 YEARS	100% EQUITY-FUNDED	\$500M+ PORTFOLIO
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Developer Snapshot

- 2 projects delivered
- 8 projects in current pipeline
- In-house design and execution
- Long-term asset manager